

APPLICANT RESPONSE STATEMENT CONDITIONAL USE PERMITS (See attached)

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power.

If this application is in response to a conditional use permit, please respond to the following standards in the form of a written narrative:

1. Explain requested conditional use permit.
2. Whether or not there will be significant adverse effect on the surrounding area in which the proposed use will be located.
3. Whether or not the use is otherwise compatible with the surrounding area.
4. Whether or not the use proposed will result in a nuisance as defined under state law.
5. Whether or not quiet enjoyment of surrounding property will be adversely effected.
6. Whether or not property values of surrounding property will be adversely effected.
7. Whether or not adequate provisions are made for parking and traffic considerations.
8. Whether or not the site or intensity of the use is appropriate.
9. Whether or not special or unique conditions created by the use are consistent with the purpose, intent and goals of the Comprehensive Town Plan.
10. Whether or not adequate provisions are made regarding hours of operation.
11. Whether or not adequate controls and limits are placed on commercial and business deliveries.
12. Whether or not adequate landscape plans are incorporated to ensure appropriate transition between adjacent or nearby properties.
13. Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.
14. Whether the application complies with any applicable specific requirements set forth in this chapter for conditional use permits for particular types of uses.
15. Whether the applicant has provided sufficient information to allow full consideration of all relevant factors.
16. Whether the conditional use requested emits or creates unusual odors which would warrant use of an odor elimination/attenuation system as recommended by industry standards.

APPLICANT RESPONSE STATEMENT—CONDITIONAL USE PERMITS (Addendum to page 7)

If this application is in response to a conditional use permit, please respond to the following standards in the form of a written narrative.

- 1. Explain the conditional use permit.**

The Worthing Companies (Worthing) requests a conditional use permit for a 286 unit apartment community on Ridgewalk Parkway. The proposed project is directly contiguous to the existing Park 9 community.
- 2. Whether or not there will be significant adverse effect on the surrounding area in which the proposed use will be located.**

There will not have any adverse effect on the surrounding area. The property is currently has a conditional use permit for a proposed townhome development. The proposed complex is directly adjacent to the Park 9 complex, so it is consistent with this existing use.
- 3. Whether or not the use is otherwise compatible with the surrounding area.**

The Worthing project will sit between the existing Park 9 apartment complex and Interstate 575. The use is totally compatible with the surrounding area and the property donation will create a buffer with the neighborhood to the south.
- 4. Whether or not the use proposal will result in a nuisance as defined under state law.**

The proposal will not be a nuisance as defined by state law. The traffic created by the proposed development is consistent with the traffic that would be created by the existing zoning on the property.
- 5. Whether or not quiet enjoyment of surrounding property will be adversely affected.**

As a residential use, quiet enjoyment of the surrounding property should not be affected. The community is adjacent to an existing complex and well buffered from any other uses.
- 6. Whether or not property values of surrounding property will be adversely affected.**

Property values of surrounding property will not be negatively affected by the proposed development. Worthing builds a high-end product with rents that will support the residential values in the area. The price per square foot will be consistent or higher than the surrounding properties.
- 7. Whether or not adequate provisions are made for parking and traffic considerations.**

The applicant will make the traffic improvements recommended by the engineers that are attributable to the development. The Applicant has made provisions for resident and guest parking with both on street and traditional parking lots.
- 8. Whether or not the site or intensity of the use is appropriate.**

The site is currently zoned for a 241unit development with a mixture of townhomes and single-family homes. The property is located between an existing apartment complex and the interstate. An apartment complex with 286 units is appropriate given the existing approved use and the existing adjacent use.
- 9. Whether or not special or unique conditions created by the use are consistent with the purpose, intent and goals of the Comprehensive Town Plan.**

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The property is located in a Regional Activity Center which anticipates the highest intensity uses. Putting higher density uses close to the interstate makes good planning sense and is consistent with the goals of the Comprehensive Town Plan.

10. Whether or not adequate provisions are made regarding hours of operations.

This question does not apply to this Application.

11. Whether or not adequate controls and limits are placed on commercial and business deliveries.

This question does not apply to this Application.

12. Whether or not adequate landscape plans are incorporated to ensure appropriate transition between adjacent or nearby properties.

Worthing will create a consistent streetscape along the frontage to seamlessly tie into Park 9. The donation of 16 acres creates a significant buffer with the existing residential neighborhood to the south.

13. Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.

There should be no concerns regarding public health, safety or welfare from this apartment community.

14. Whether the application complies with any applicable specific requirements set forth in this chapter for conditional use permits for particular types of uses.

The Application complies with requirements for conditional use permits for attached units.

15. Whether the applicant has provided sufficient information to allow full consideration of all relevant factors.

The Applicant has provided a complete Application to staff to allow full consideration of all relevant factors.

16. Whether the conditional use requested emits or creates unusual odors which would warrant use of an odor elimination/attenuation system as recommended by industry standards.

There should be no unusual odors from a residential multifamily neighborhood.

17. Whether or not the proposed location and site is appropriate for a townhome product, and whether the property could have a higher and better use.

The site is located at an interstate interchange making the location appropriate for an apartment complex.

18. Whether or not the proposal includes a mix of housing types and/or price points.

The proposal will incorporate some variation in unit options to create housing types which will appeal to different buyers.

19. Whether commercially zoned property is proposed to be converted to a primarily residential use.

This question does not apply to this project.

20. Whether the proposal includes innovative or unique design.

The proposal includes a streetscape that is similar to the downtown area with on street parking and sidewalks with pedestrian scale lighting and landscaping. The project also includes the donation of 16 acres adjacent to the Corps of Engineer land and potential connection to the Greenprints trail network.

21. Whether the proposal includes the construction of street connections and/or Greenprints Trail connections.

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The project will include the potential installation of part of the Greenprints trail network.

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